

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, May 9, 2011

CASE NUMBER: C15-2011-0046

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Leane Heldenfels, Chairman
____ Clarke Hammond, Vice Chairman
____ Heidi Goebel

APPLICANT: Matthew F. III & Rita R., Kreisle

OWNER:

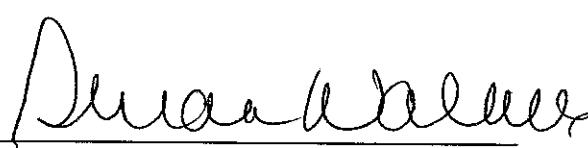
ADDRESS: 1512 HARDOUIN AVE

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 52% in order to erect an open front porch, one additional off-street parking space and walkways to an existing single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Clarke Hammond motion to Grant, Board Member Michael Von Ohlen second; Rescind original motion; Motion to Postpone by applicant to June 13, 2011 to reduce impervious cover; POSTPONED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker



Leane Heldenfels

C15-2011-0046

Board of Adjustment Variance Request

Kreisle Residence



Remodel & Addition

1512 Hardouin Avenue
Austin, Texas 78703

Lot:

S 93.7' of Lot 1 and W 20' of Lot 2

Block:

Block 4, Pemberton Heights



CASE # C15-2011-0046
ROW # 105757A1

TP 0115010312

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1512 Hardouin Avenue / Austin, Texas 78703

LEGAL DESCRIPTION: Subdivision – Pemberton Heights

Lot(s): S 93.7' of Lot 1 and W20' of Lot 2 Block: 4 Outlot: _____ Division: _____

I/ James Holland on behalf of myself/ as authorized agent for Matt and Rita Kreisle affirm that on March 22, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

Attach 1) an Open Front Porch, 2) one additional off-street parking space, and 3) walkways interconnecting with existing public sidewalks to an existing residence requiring an increase in impervious coverage from 4,103 SF (44.9 %) to 4,754 SF (52.0 %) in a SF-3 - RP district.

(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
See Attached Narrative

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

See Attached Narrative

(b) The hardship is not general to the area in which the property is located because:

See Attached Narrative

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

See Attached Narrative

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Not Required

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Not Required

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

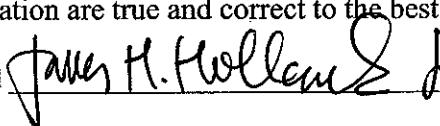
Not Required

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Not Required

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1413 Preston Avenue

City, State & Zip Austin, Texas 78703

Printed James Holland Phone (512) 577-2061 Date March 22, 2011

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1512 Hardouin Avenue
City, State & Zip Austin, Texas, 78702

Printed Matthew F. Kreisle, III, AIA Phone 512 / 451-1015
Date March 22, 2011

RESPONSE INSERTS

INTRODUCTION

Located at the northeast corner of Harris Boulevard and Hardouin Avenue in the Pemberton Heights (PH) Neighborhood, our .210 Acre Lot (9,148 SF) is zoned SF-3 with a maximum Impervious Coverage limitation of 45% -- equating to a maximum of 4,117 SF. The original Lot was elongated in shape as is typical in PH -- extending north to mid-block aligning with the adjacent properties on Hardouin. At some point, it was re-subdivided to increase the area of the adjacent property facing Harris, resulting in a smaller lot of square configuration that is unique to the PH neighborhood (see Plan 1).

The existing residence was constructed in 1987 and is of no historical significance. Our Remodel and Addition program calls for the following intended uses and goals (see Plan 2 and Additional Materials):

- 1) The addition of a single-story 311 SF office-studio and private terrace to the rear of the existing house;
- 2) The addition of a 628 SF Master Bedroom suite above the existing Garage; and
- 3) *To reinforce Pemberton Height Neighborhood priorities through the program and design of our project*

We are capable of meeting the initial two *personal* goals for our program in expanding the area of the house to accommodate our intended uses within the current approved FAR requirements and Impervious Coverage limitations. Our request for raising the Impervious Coverage allowable is based on our desire to achieve our *third* goal for reinforcing the Pemberton Heights Neighborhood priorities in terms of its *quality, character, friendliness* and *safety* through the following improvements which will require a variance through the Board of Adjustments to increase the Impervious Coverage Allowable (See Plan 2):

- a) The addition of an open and inviting front porch typical of and in character with the Pemberton Heights Neighborhood which provides a friendly and welcoming look -- versus the high walls around homes that are beginning to appear;
- b) The addition of *one* additional off-street parking space to help minimize cars on the street which restrict thru traffic circulation and obstruct views at this intersection – while reducing the potential for vandalism and crime as has become more and more prevalent in this area.
- c) The addition of two walks connecting our proposed front porch and rear terrace to the adjacent public sidewalk in order to integrate our house with the existing neighborhood pedestrian network;

OUR REQUEST

In order to provide flexibility for the Board's decision making process, we are requesting variances in a menu format according to the following chart as it reflects our priorities:

<u>VARIANCE REQUEST</u>	<u>SQUARE FOOTAGE</u>	<u>ACCUMULATIVE SF</u>	<u>ACCUMULATIVE %</u>
Baseline Impervious Coverage	4,103 SF	4,103 SF	44.9 %
Additional Improvements Proposed:			
a) Open Front Porch	+ 211 SF	4,314 SF	47.2 %
b) Additional Off-Street Parking	+ 261 SF	4,575 SF	50.0 %
c) Sidewalks	+ 184 SF	4,759 SF	52.0 %
TOTAL IMPERVIOUS COVERAGE ON BASIS OF <u>LEGAL LOT AREA (9,149 SF)</u>			52.0 %

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

We feel that in assessing **reasonable use** of our lot under the SF-3 Zoning Regulations, consideration should be given to the *uniqueness* of a specific property and the resulting *hardship* or *public safety* issues thereby imposed on its use that are not typical of other comparable properties for which the Regulations were intended. Our lot is unique in this regard with respect to the following:

Lot Configuration and Location

The typical lot in the Pemberton Heights Neighborhood (PHN) has an elongated configuration and is located at mid-block on internal neighborhood roadways. Because of how our lot has been historically subdivided, it is smaller, square in configuration, and located at a prominent corner location off of Harris Boulevard, the primary roadway serving the Pemberton Heights neighborhood (see Plan 3).

Street Widths and ROW Setbacks

Typically, Austin neighborhoods have either 60' or 80' Street Right-of-Way (ROW) widths with 8' or 10' ROW setbacks. Pemberton Heights was planned with narrower streets and deeper public ROWs with public sidewalks that are accommodated by an additional 10' increase in the ROW setbacks to 18' or 20' total (see Plan 4).

Impacts

As a result of these *unique* attributes, the reasonable use of our property has been impacted. To illustrate the impacts, we have included the attached plans that compare our lot to the *adjacent* elongated lot that is typical of the Pemberton Heights Neighborhood. Consider the following:

- 1) Located on Harris Boulevard, the primary thru street for the Pemberton Heights Neighborhood, and two blocks off of Windsor Road (West 24th Street), the primary access point from the south (Mopac, Lamar, UT and West Austin) -- our lot is located at this neighborhood's "*front door*" – versus a less visible location deeper within the neighborhood fabric. Because of the prominence of its location, we feel it is important that it reinforce the neighborhood priorities in projecting a friendly and welcoming image (see Plan 5).
- 2) Because it is a corner lot, we have deep setbacks on the full extent of both the front (25') *and* side (15') yards – versus a single 25' setback at a narrow front yard. As a result, the buildable area of our lot is approximately 50% of the legal lot area versus approximately 66% for the adjacent "typical" property – while over 80% of the lot area is located to the front and side yard setback areas or "public face" of the property where it contributes to the overall quality of the neighborhood as compared to only 30% for the adjacent typical lot (See Plan 6).

Of equal impact with regard to its position within the fabric of the neighborhood and potential for reinforcing its values as a pedestrian friendly and welcoming environment, over 50% of its periphery is visible and exposed to the public at a high volume thru street -- versus only 20% of the typical elongated lot located at mid-block on lesser traveled internal neighborhood streets. Effectively, our lot has *3 times* greater curb exposure than the typical PH lot. (see Plan 7).

- 3) Because of the narrow streets, Pemberton Heights lots have an additional 10' ROW setback of *pervious coverage versus impervious street area than that which is typical of other Austin neighborhoods.* Within Pemberton Heights, the increase in pervious area on our property is approximately 3 times greater than that of the typical elongated mid-block lot because of its corner location.

Specifically, our lot has an additional 1,892 SF of pervious coverage (2,080 SF total ROW less 198 SF existing Impervious coverage) which would be *impervious* in a typical Austin neighborhood – or approximately 3 times more pervious coverage than the adjacent typical elongated Pemberton Heights Neighborhood lot, even though we are 1,352 SF smaller in legal lot area. It is interesting to note that while the area of our "legal" lot is one of the smallest in the neighborhood – when taking into account the "effective visual area" of our lot inclusive of the deeper ROWs, our lot is one of the larger and more visually prominent (see Plan 8).

- 4) Because of the narrow streets in the Pemberton Heights Neighborhood combined with minimal off-street parking due to the narrow lot configurations, public safety becomes an issue which should be taken into account in considering our variance request. Quite frequently, cars are parked on either side of both our front and side streets restricting the street width available for thru traffic. With regard to our front street (Hardouin Avenue), cars parked on either side restrict the width available for thru traffic to only *one* lane -- while obstructing views of on-coming traffic at its intersection with Harris Boulevard (see Plan 9).

Taking into account the deeper ROW associated with narrow streets in the Pemberton Heights Neighborhood, the *effective* area of our lot is 12,969 SF, or 11,228 excluding the normal 8' setbacks not

included in impervious coverage calculations – raising the equivalent Impervious Coverage allowable at 45% to 5,053 SF (see Plan 10). Using this area as a baseline for comparison, the improvements being requested would equate to the following:

	<u>TOTAL AREA</u>	<u>IMPERV. COVERAGE SF</u>	<u>IMPERV. COVERAGE %</u>
Legal Lot Area	9,149 SF	4,759 SF	52 %
Additional ROW Area	2,080 SF	188 SF	9 %
Combined Areas	11,229 SF	4,947 SF	44 %

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Because of the impacts of our unique lot configuration, deeper ROW setbacks and corner location at the “front door” to the neighborhood as described above, we believe that the resulting *prominence* and *heightened neighborhood visibility* are unique attributes of this lot that we see both as an opportunity and “*social responsibility*” for reinforcing the Pemberton Heights Neighborhood priorities. We believe that this increased “*social responsibility*” may also be viewed as a “*hardship*” for this property -- and as such, the basis for which we are requesting a variance to allow the addition of a more welcoming open porch to the front face of our residence as a means of improving the quality, character and friendliness of the PH Neighborhood while integrating our house with the neighborhood pedestrian network.

Because of the inherent hardships that are unique to this lot due to the narrow streets and corner location on one of the neighborhood’s busier thru-streets as described above, we cite the improvement to the public safety and security of the PH neighborhood as a basis for requesting a variance to allow the addition of one off-street parking space as indicated. The addition of this space will help to minimize cars on the street which restrict thru traffic circulation to one lane and obstruct views at this intersection – while reducing the potential for vandalism and crime as has become more and more prevalent in this area.

(b) The hardship is not general to the area in which the property is located because:

As presented earlier, the typical lot that is general to the Pemberton Heights Neighborhood area does not have the *heightened lot visibility, prominent corner location or percentage of area dedicated to the “public side”* thereby contributing to the overall quality of the neighborhood as does our lot. Furthermore, the typical neighborhood lot within the City of Austin does not either benefit from the deeper ROW’s and pedestrian character – or experience the same traffic and public safety issues associated with the narrow streets as does the Pemberton Heights Neighborhood. Within the neighborhood, the typical lot does not present the equivalent traffic safety issues that are experienced at our lot due to its corner location at a major thru street serving the neighborhood.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Granting of this variance will not alter the *character* of the area adjacent to the property, but is requested in order that we may improve the *character, quality, friendliness and safety* of the Pemberton Heights Neighborhood as a whole.

Granting of this variance will not impair the *use* of the adjacent conforming property, but by reducing on-street parking will improve the safety of this property and neighborhood as a whole.

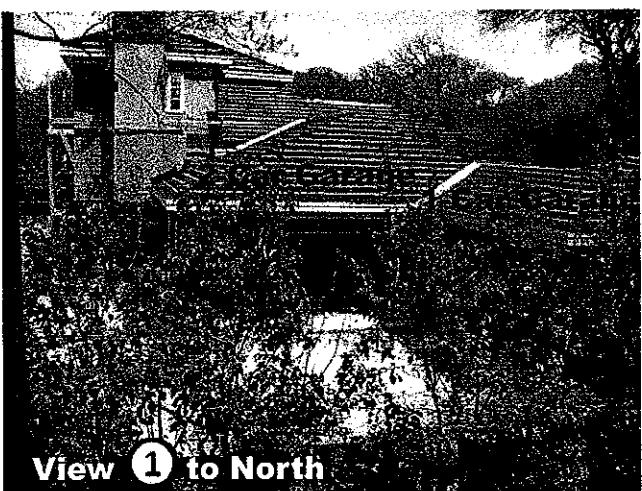
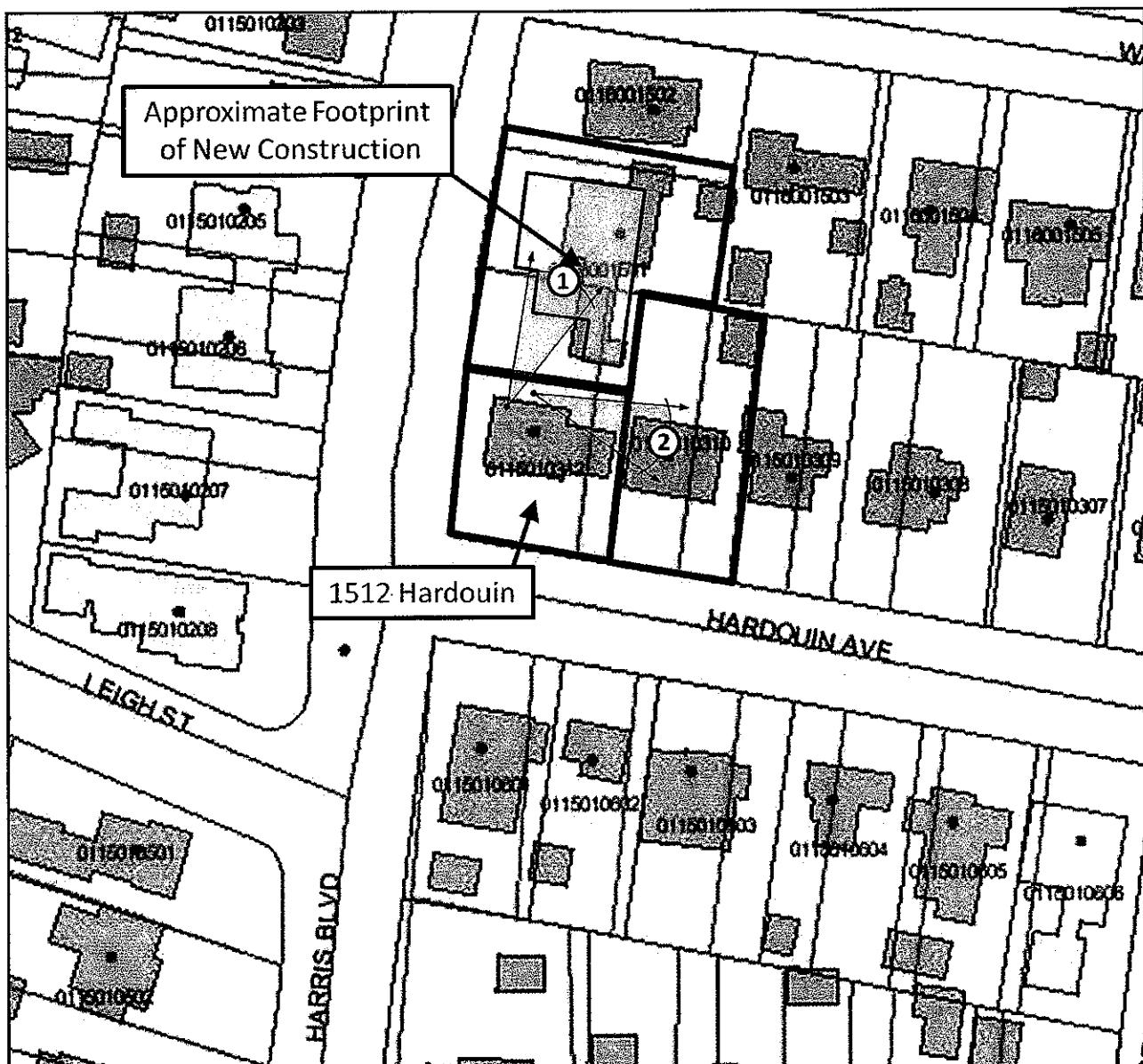
Granting this variance will not impair the *purpose* of the regulations of the zoning district, but rather allow the Board of Adjustments to use its discretion in making *win-win* trade-offs which take into account the increased previous coverage inherent in our neighborhood against any "added value" which may be achieved through the appropriate improvements which improve its quality (see Plan 10).

While we are able to achieve our personal goals for expanding our residence within the current FAR and Impervious Coverage allowables, we feel that the requested improvements will result in a better, friendlier and safer neighborhood for all of us living in Pemberton Heights -- and are therefore willing to invest in the additional costs to the project though they will not increase the value of our property. *We ask for your support.*

NEIGHBORHOOD SUPPORT:

In advance of this request through the Board of Adjustments, we received a required unanimous vote of the sitting members of the **Residential Design and Compatibility Commission (RDCC)** to grant a Variance allowing our proposed additions to the existing residence. During the hearing it was noted that they had not seen a project that has received as much neighborhood support. Attached as Additional Materials is an area plan illustrating the full support of all neighbors living within 300' of our residence. In total, over 40 letters of support were received.

Adjacent Structures

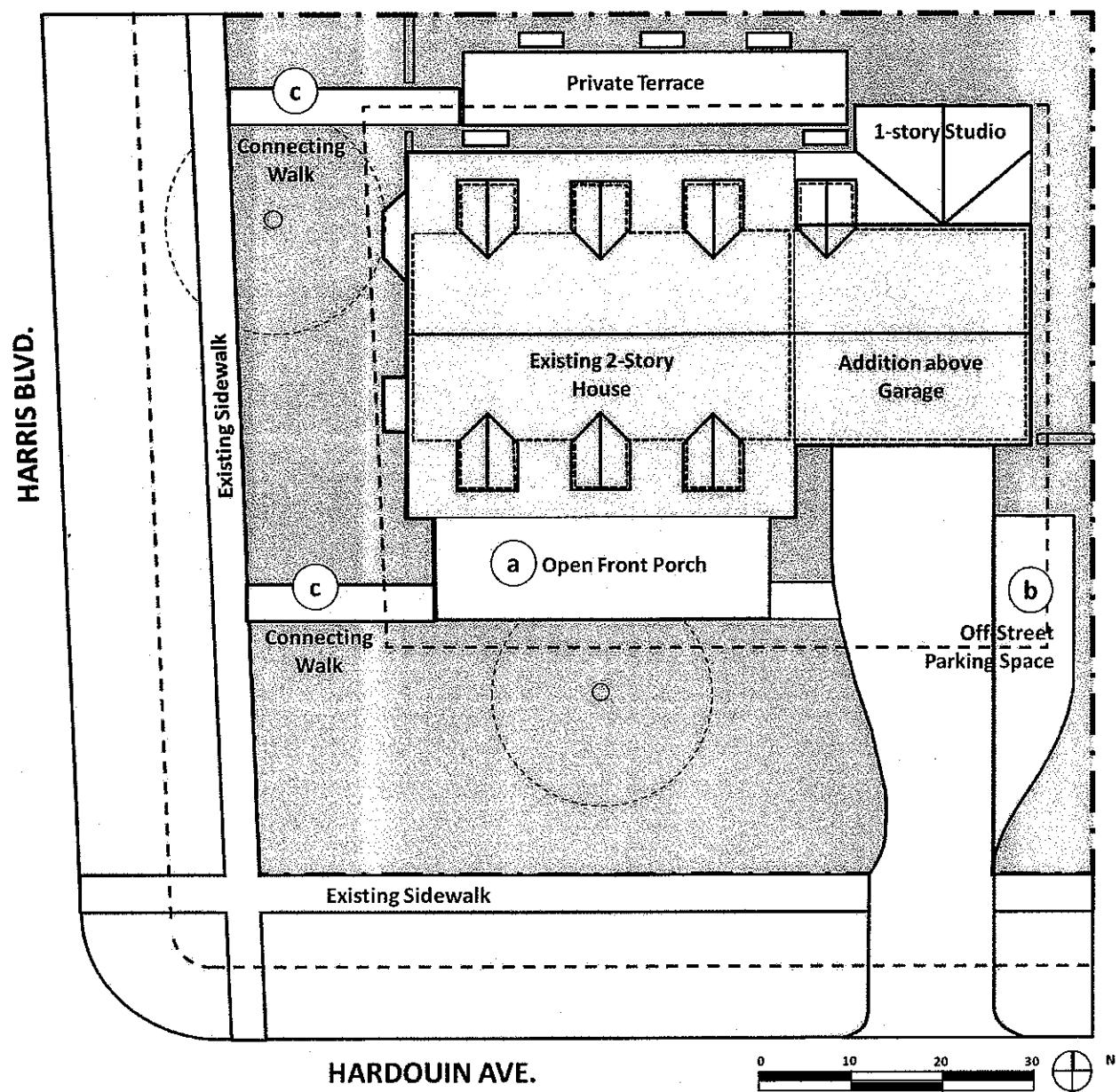


View ① to North

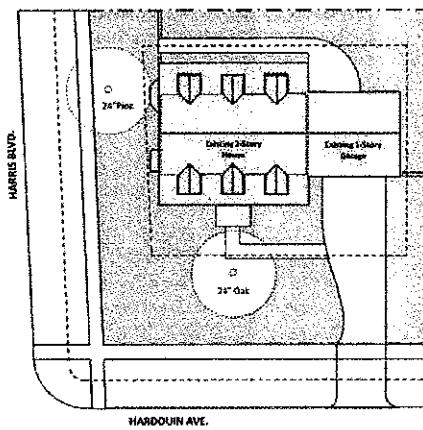


View ② to East

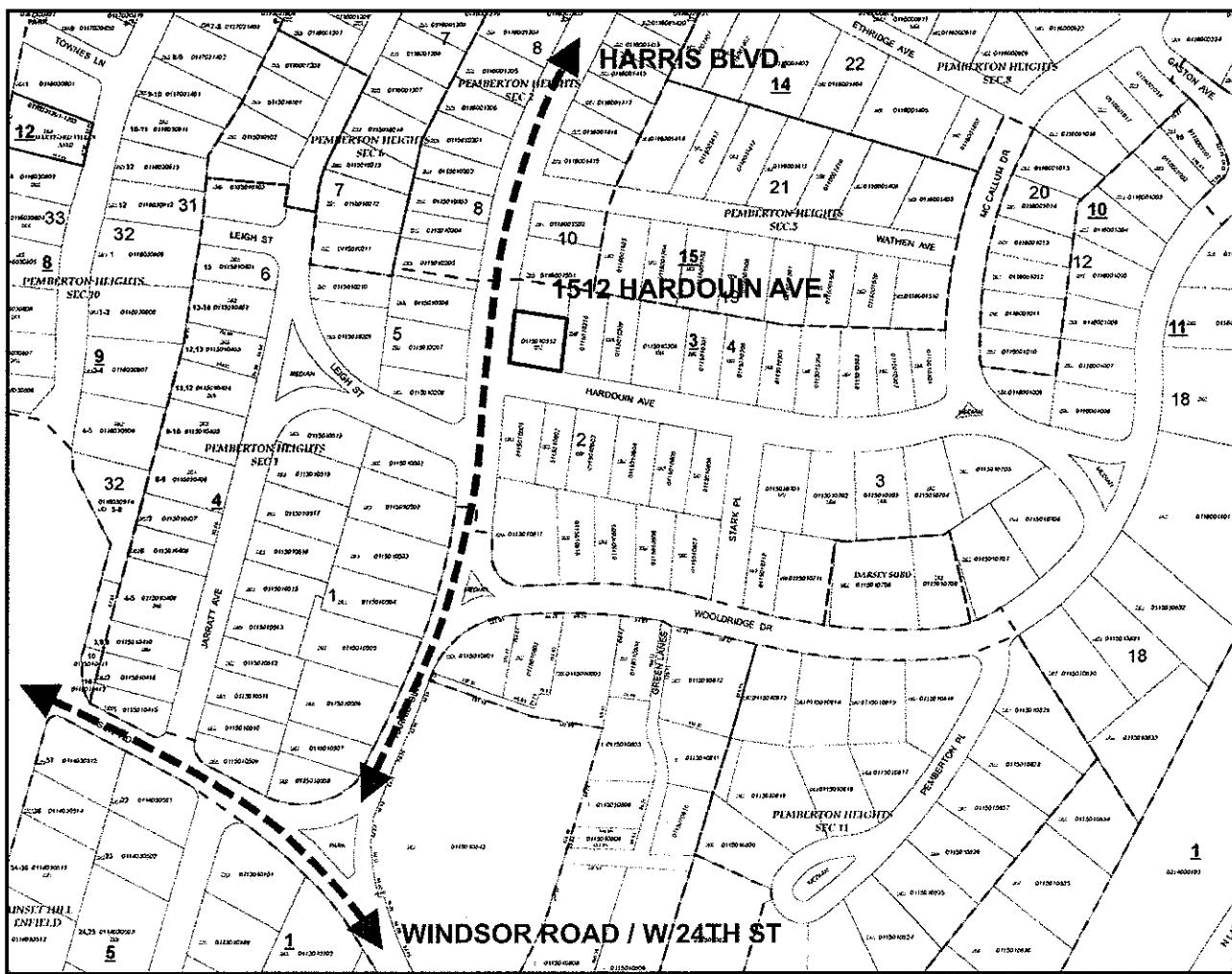
Proposed Site Plan



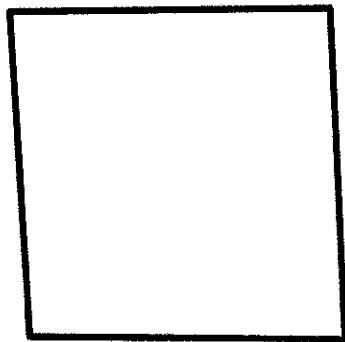
Existing Site Plan



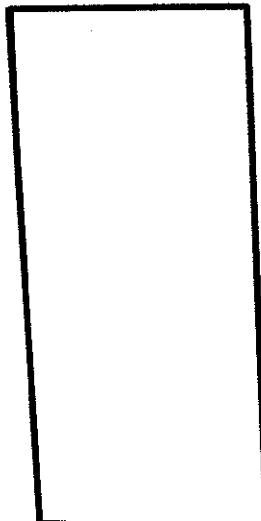
Area Plan



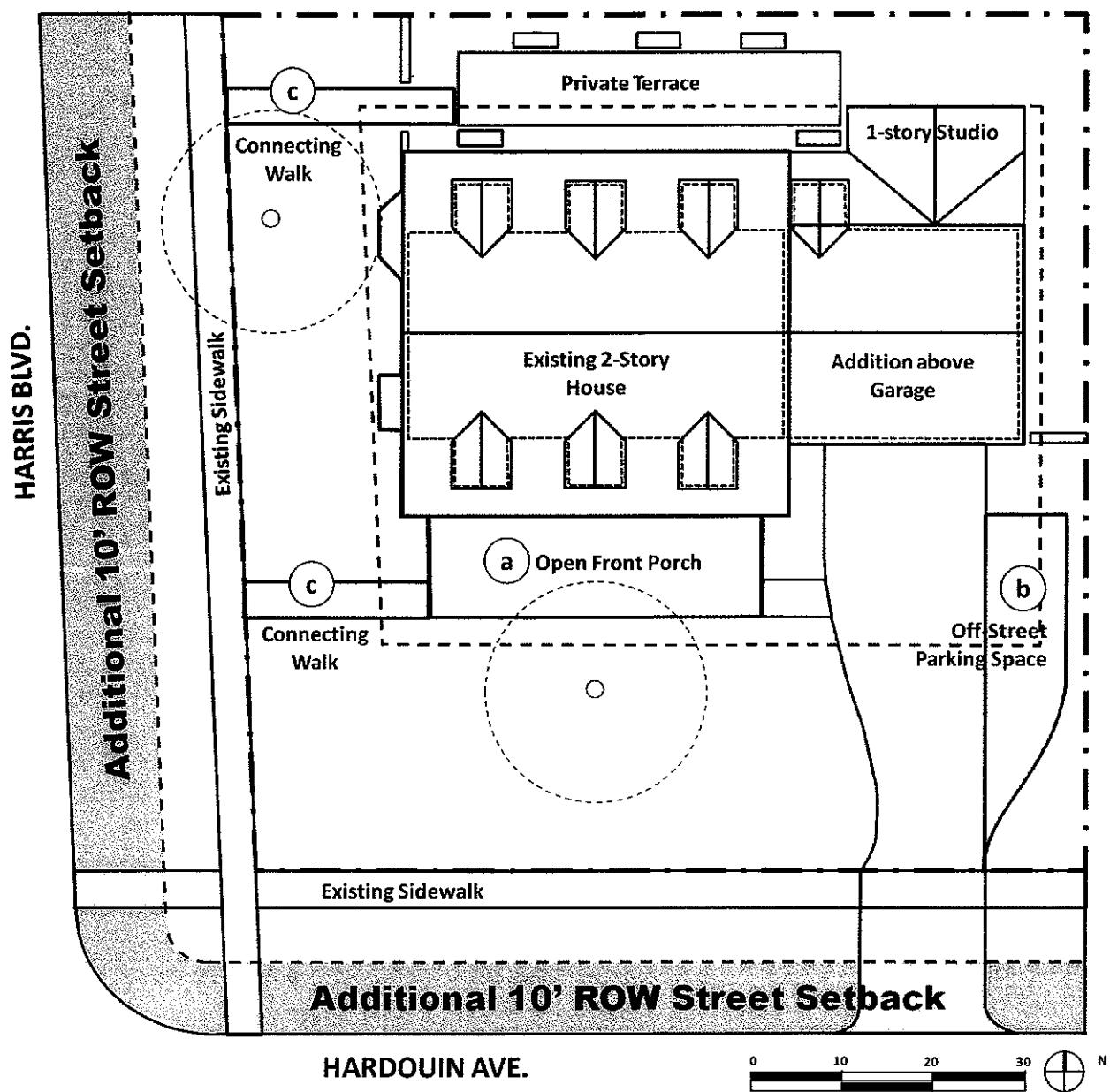
Unique Square Lot Configuration



Typical Elongated Lot Configuration



Additional Right-of-Way



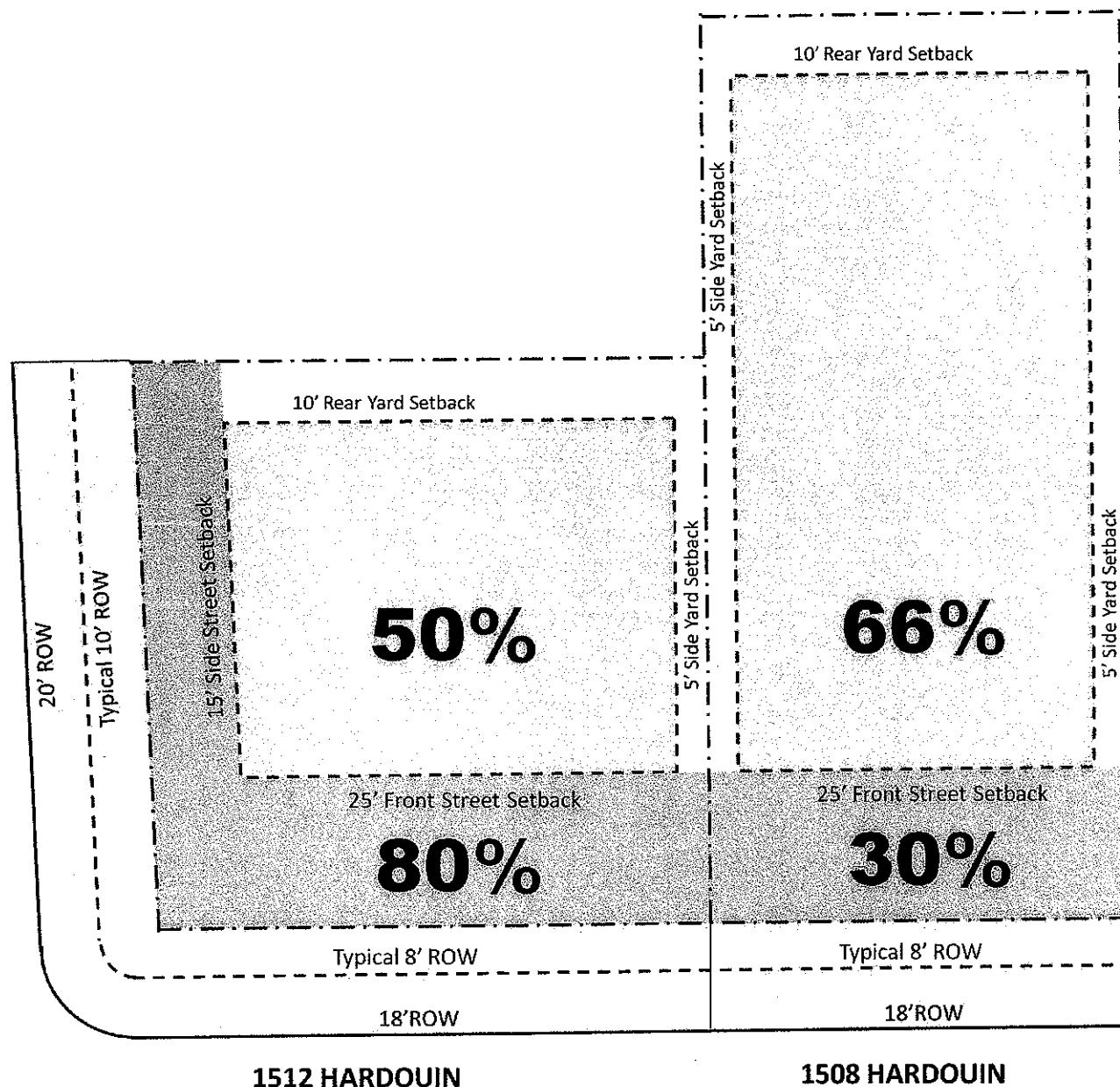
2,080 SF of Additional ROW Area

1,892 SF of Additional Pervious Coverage

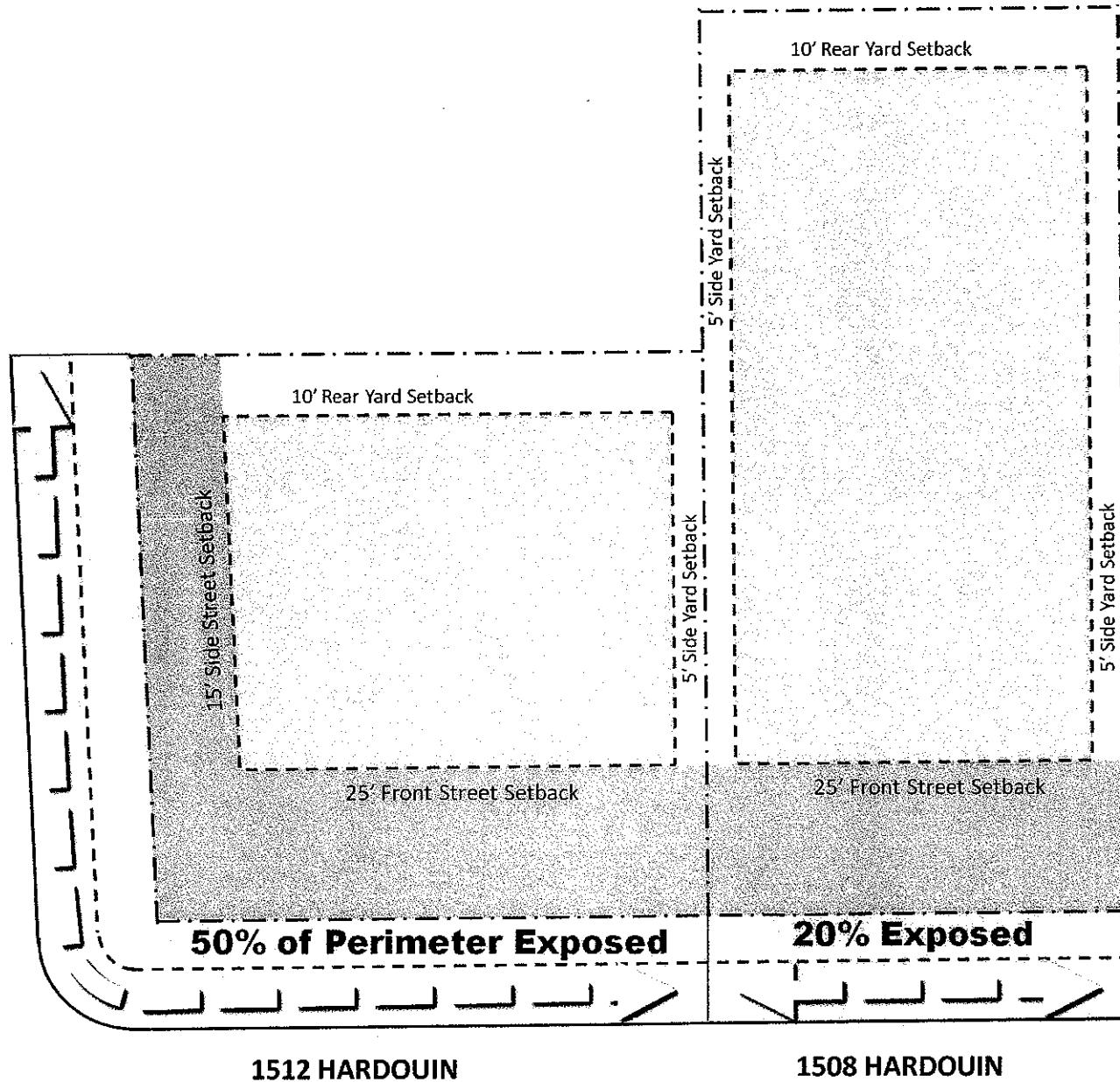
Neighborhood Access & Circulation



Lot Comparison

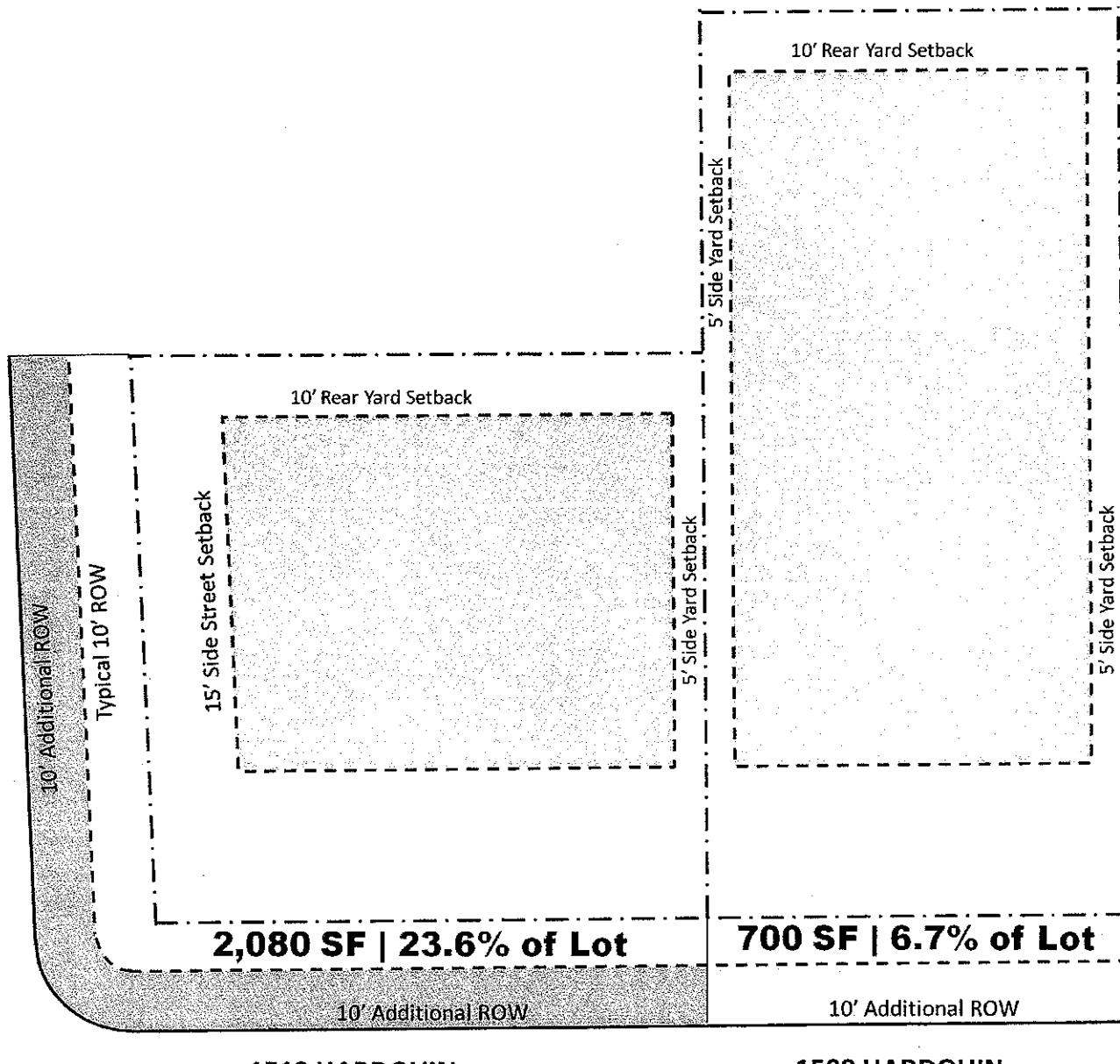


Lot Visibility



**300% Greater Curb Exposure
than Typical PH Lot**

Additional Pervious Coverage

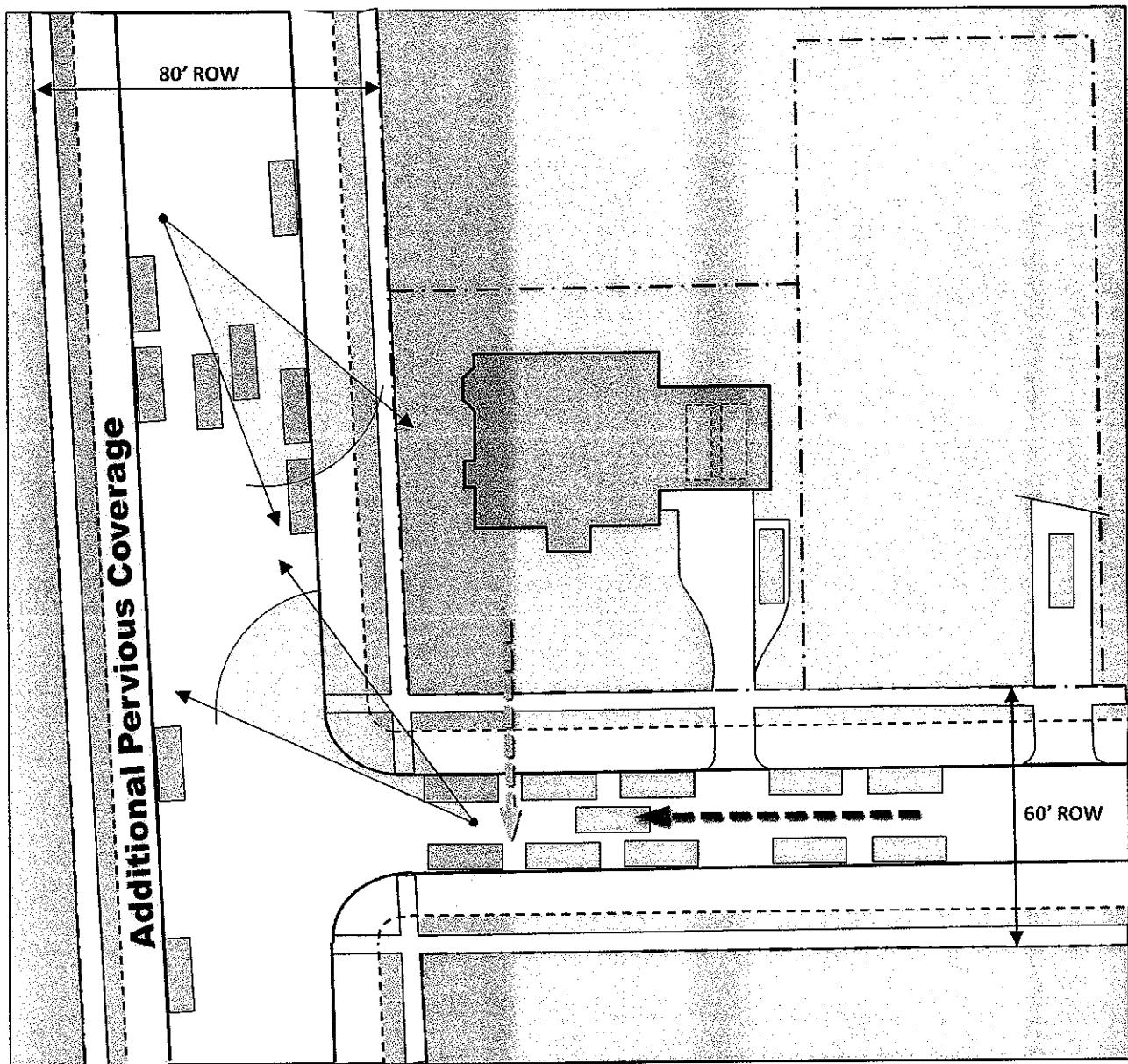


1512 HARDOUIN

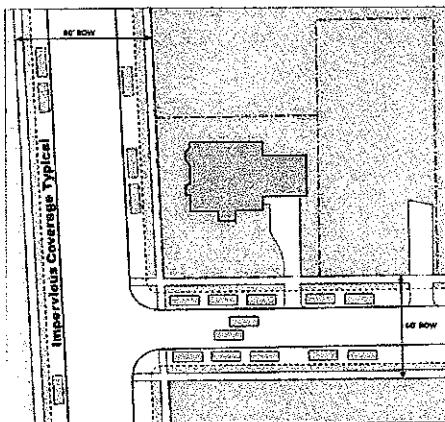
1508 HARDOUIN

**300% Additional
ROW | Pervious Coverage
than Typical PH Lot**

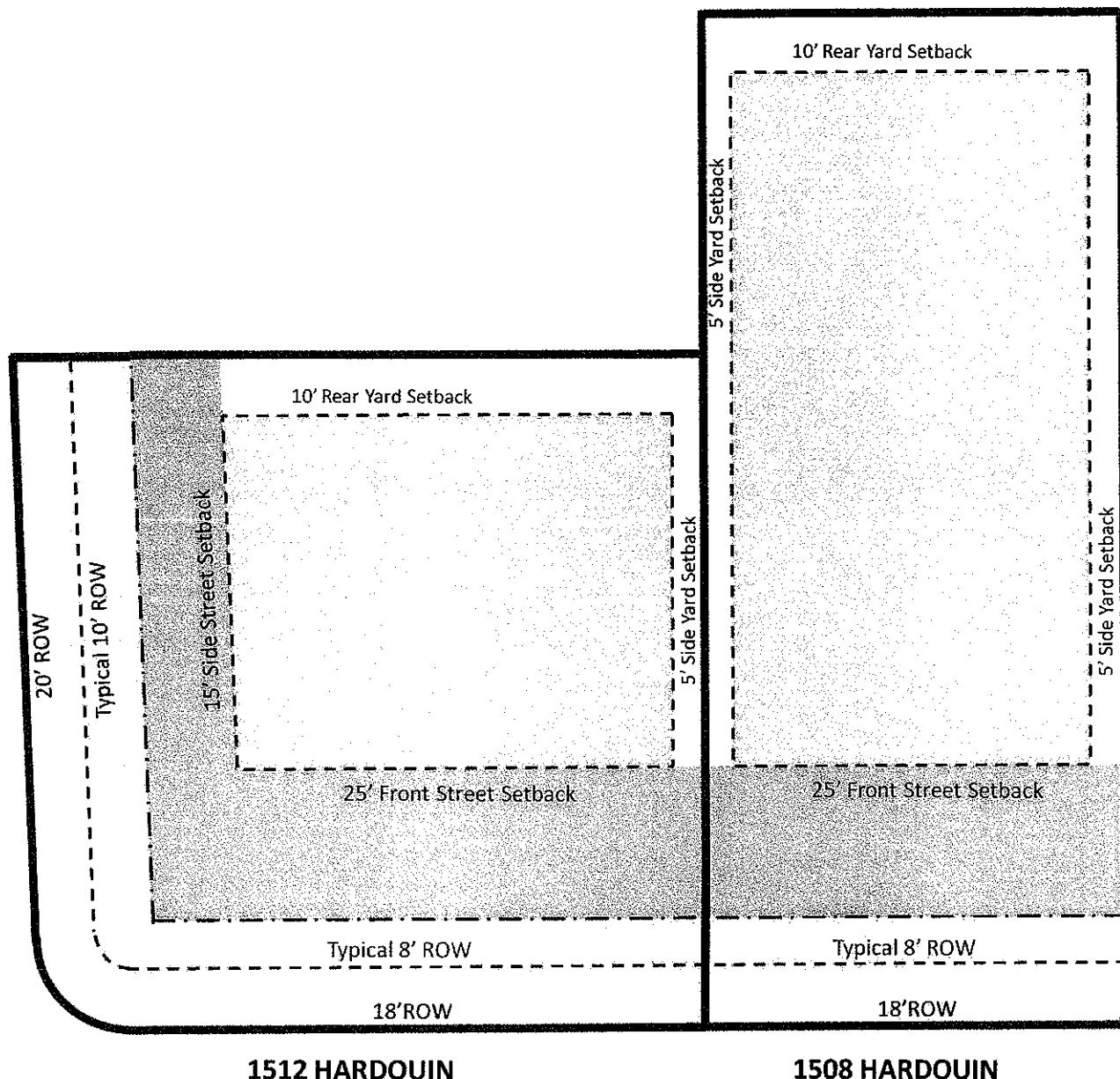
Traffic Safety Issues



Typical Neighborhood Setbacks

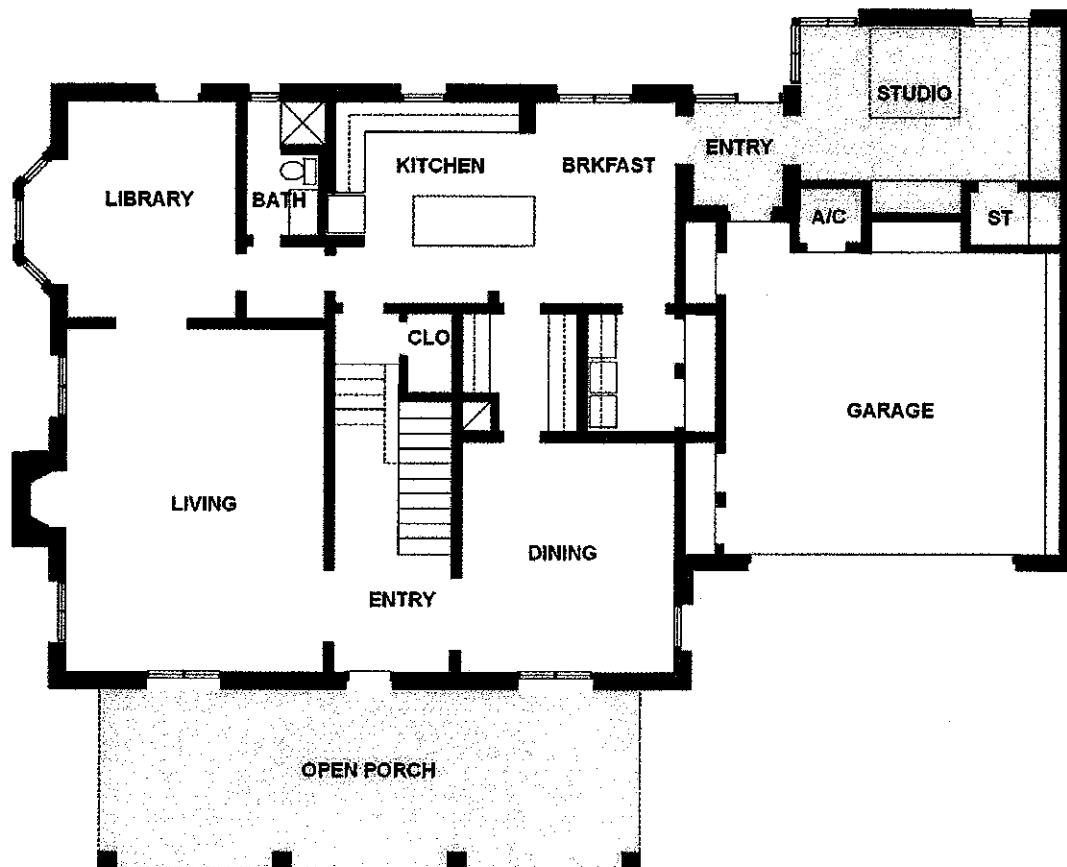


Effective Lot Area

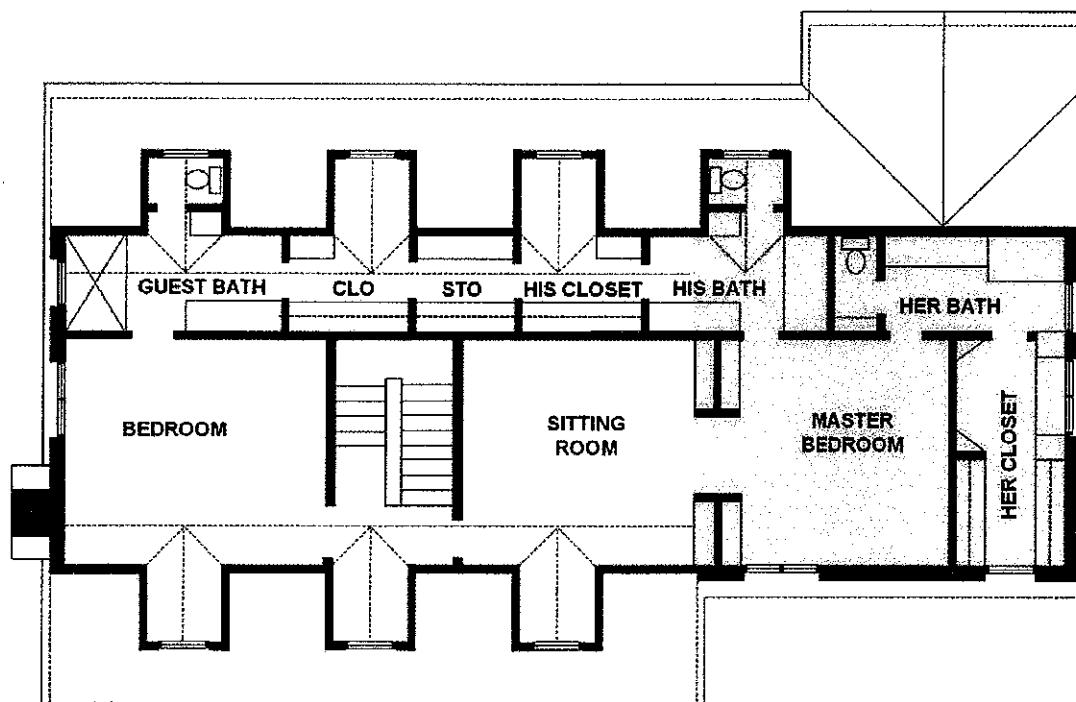


Lot Area:	9,148 SF	10,500 SF
Effective Lot Area:	<u>12,969 SF</u>	<u>11,757 SF</u>

Floor Plans



First Floor



Second Floor

Exterior Elevations



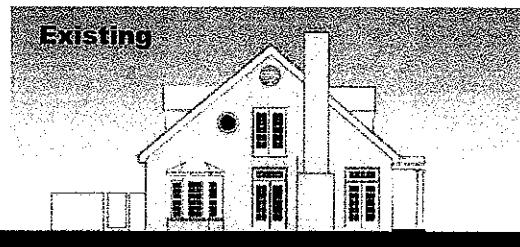
South Elevation

Existing



West Elevation

Proposed



Existing

Exterior Elevations

Proposed

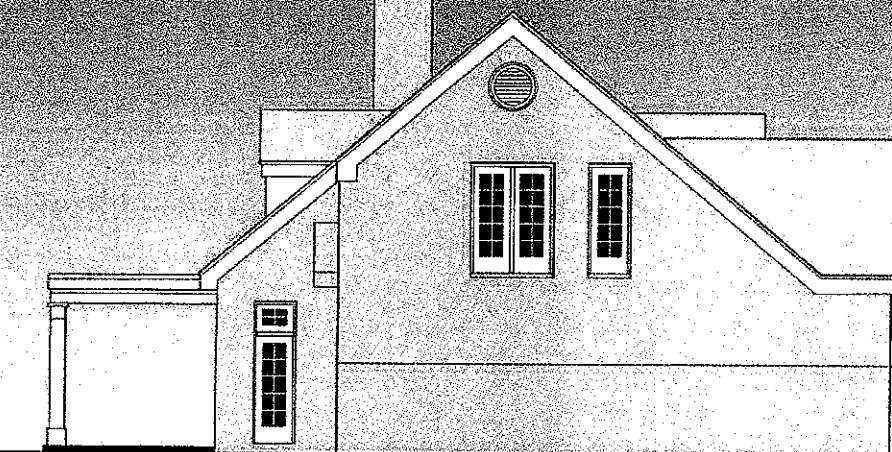


North Elevation

Existing



Proposed

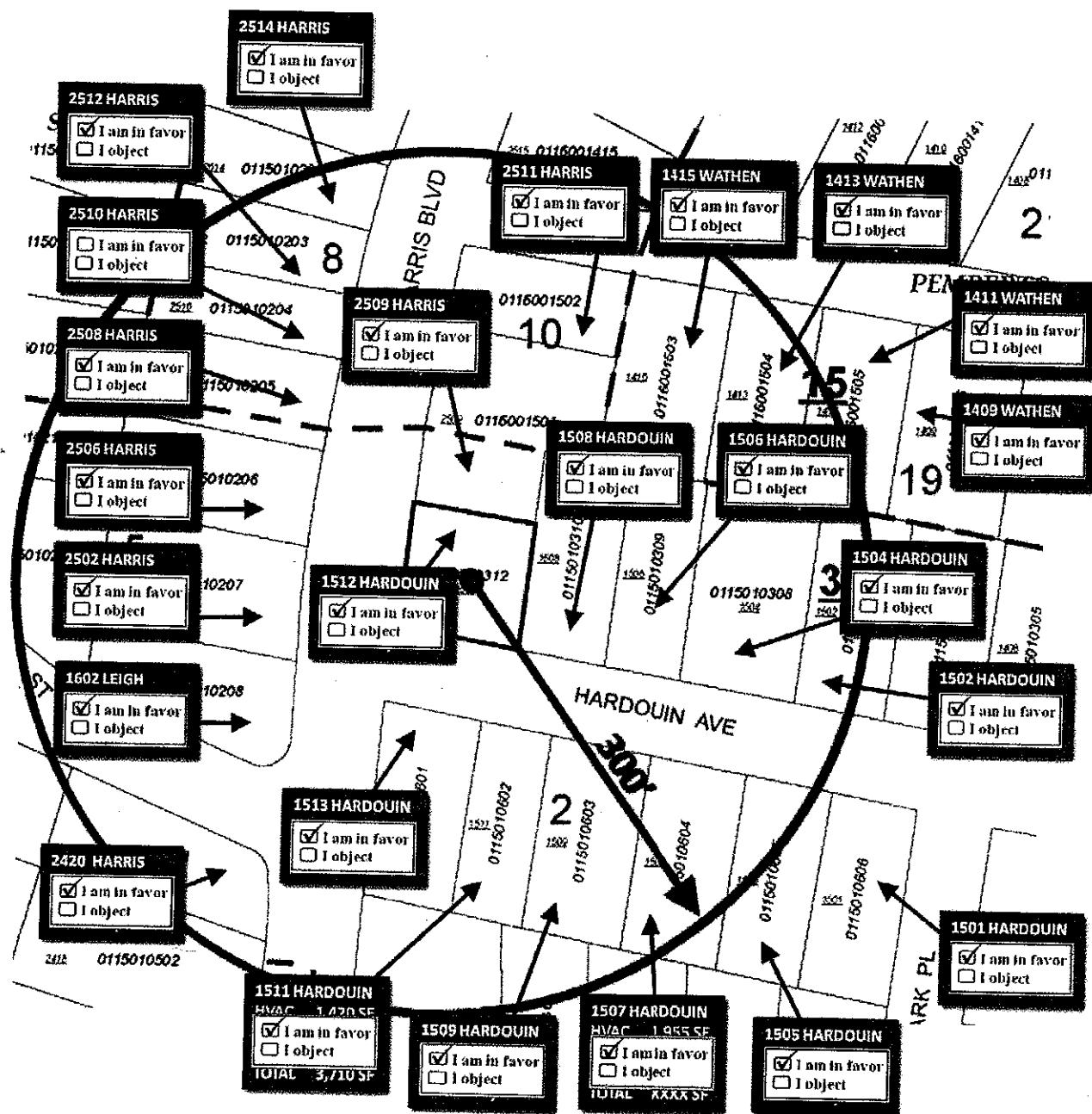


East Elevation

Existing



RDCC Neighborhood Support



**Over 40 Letters of
PH Neighborhood Support**



BOARD OF ADJUSTMENTS

CASE#: C15-2011-0046

LOCATION: 1512 HARDOUIN AVENUE

GRID: H24

MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2011-0046 - 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011

I am in favor
 I object

Your Name (please print)
John Church

Your address(es) affected by this application
1501 Hardouin

Date _____
5/11/11

Signature
(512) 299-9804

Comments:
ounds fine

Daytime Telephone: _____
296-54790

Comments: _____

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Case Number: C15-2011-0046 - 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011

I am in favor
 I object

Your Name (please print)
Scott Bryant

Your address(es) affected by this application
1567 Hardouin Ave

Date _____
5/11/2011

Signature
Scott Bryant

Daytime Telephone: _____
296-54790

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 - 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011

Leslie McConico
Your Name (please print)
 I am in favor
 I object

1403 Hardouin Ave
Your address(es) affected by this application
Leslie McConico 5-3-11

Signature _____ Date _____

Daytime Telephone: 419-6444

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 - 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011

JEAN MUELLEER
Your Name (please print) JEAN MUELLEER,
1402 WOLDRIDGE DRIVE

Your address(es) affected by this application
Georgie Jean Mueller MAY 1,
Signature _____ Date _____

Daytime Telephone: 512-477-4711

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 - 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011

Susan Campbell / *S.C.* I am in favor
 I object
Your Name (please print)

1405 Hardouin Avenue, Austin, TX 78703

Your address(es) affected by this application

Joan T. Campbell *5/3/11*
Signature *5/3/11*
Date

Daytime Telephone: *472-8115*

Comments:

Comments:

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 - 1512 Hardouin

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, May 9th, 2011

I am in favor
 I object

Anna Hangove

Your Name (please print)

2511 Haras Blvd

Your address(es) affected by this application

Anna Hangove *5/3/11*

Signature

Date

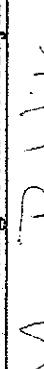
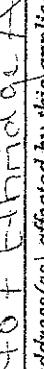
Daytime Telephone: *391-1604*

Comments:

Comments:

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2011-0046 - 1512 Hardouin	Contact: Susan Walker, 512-974-2202	
Public Hearing: Board of Adjustment, May 9th, 2011	<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object	
 Your Name (please print)		5/4/11
 Your address(es) affected by this application 		Date
Daytime Telephone: 512-472-4035		

<p>Comments:</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<p>If you use this form to comment, it may be returned to:</p> <p>City of Austin-Planning & Development Review Department/ 1st Floor Susan Walker P. O. Box 1088 Austin, TX 78767-8810</p>
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Case Number: C15-2011-0046 – 1512 Hardouin		
Contact: Susan Walker, 512-974-2202		
Public Hearing: Board of Adjustment, May 9th, 2011		
<u>Murtha Moore</u>	<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object	
Your Name (please print)	<u>2420 Harris Blvd.</u>	
Your address(es) affected by this application	<u>Murtha Moore</u> <u>5/4/11</u> <small>Signature</small> <small>Date</small>	
Daytime Telephone: 512-492-9901		
Comments: More off-street parking in neighborhood, and make us feel safer!		

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 - 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011
<input type="checkbox"/> I am in favor <input type="checkbox"/> I object
Your Name (please print) <u>Susan N. Klaft</u>
1509 Hawthrone Ave.
Your address(es) affected by this application
<u>Susan N. Blatt</u> 04/30/2011
Signature
Daytime Telephone: (512) 413- 2510
Comments: <u>I think this would</u> <u>really benefit the fight</u> <u>parkside issue we have on</u> <u>Hardouin, and hope that you</u> <u>will approve the new parking</u> <u>space, as well as the porch.</u>

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

Case Number: C15-2011-0046 - 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011
<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
Your Name (please print) <u>Susan N. Blatt</u>
2419 E. Woodlawn Dr.
Your address(es) affected by this application
<u>Susan N. Blatt</u> 5. 4. 11
Signature
Date
Daytime Telephone: 297-5091
Comments:

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number:	C15-2011-0046 - 1512 Hardouin
Contact:	Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011	<i>BREWER T. COOK 16</i>
Your Name (please print)	
<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object	

2 C15 HARRIS BLUFF ANG 16 78703
Your addressee(s) affected by this application

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number:	C15-2011-0046 - 1512 Hardouin
Contact:	Susan Walker, 512-974-2202
Public Hearing:	Board of Adjustment, May 9th, 2011
Stephanie Lader Your Name (please print)	<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
1500 Woodridge Dr Your address(es) affected by this application 	4-4-11 Date Signature
Daytime Telephone:	512-479-0606
Comments:	More cars we can park off the streets will help neighborhood safety!

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number:	C15-2011-0046 – 1512 Hardouin
Contact:	Susan Walker, 512-974-2202
Public Hearing:	Board of Adjustment, May 9th, 2011

Karen Geller
2609 Bernstein Ave

Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

5/3/11
Signature
Date

Daytime Telephone: 512. 498. 4144

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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Case Number:	C15-2011-0046 – 1512 Hardouin
Contact:	Susan Walker, 512-974-2202
Public Hearing:	Board of Adjustment, May 9th, 2011

Tan Jenkins

Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

5/3/2011
Signature
Date

Daytime Telephone: 512. 498. 4001

Comments: I support 1512 Hardouin.
Request for 1512 Hardouin.

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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<p>Case Number: C15-2011-0046 - 1512 Hardouin</p> <p>Contact: Susan Walker, 512-974-2202</p> <p>Public Hearing: Board of Adjustment, May 9th, 2011</p>	<p>Don DeGRASSE</p> <p>Your Name (please print)</p>	<p><input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object</p> <p>1415 EASTON AVE</p> <p>Your address(es) affected by this application</p> <p><i>[Handwritten signature]</i></p>
---	--	---

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 – 1512 Hardouin	<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
Contact: Susan Walker, 512-974-2202	
Public Hearing: Board of Adjustment, May 9th, 2011	
<u>Trisha Bridges</u>	
Your Name (please print)	Trusty
108 Claire Ave.	
Austin, TX 78703	
Your address(es) affected by this application	
Trisha Bridges	
Signature _____	
5 - 6 - 11	
Date	

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number:	C15-2011-0046 - 1512 Hardouin	
Contact:	Susan Walker, 512-974-2202	
Public Hearing:	Board of Adjustment, May 9th, 2011	
Brian A. Bailey		
Your Name (please print)	<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object	
2509 Harris Blvd.		
Your address(es) affected by this application	5.4.2011	
 Signature		
Daytime Telephone:	(512) 328-2502	

Comments: I live immediately adjacent to the Krisle Residence and this requested variance and the proposed addition will have no adverse effect on my property or any other property in the neighborhood.

I request that you APPROVE this variance.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number:	C15-2011-0046 - 1512 Hardouin	
Contact:	Susan Walker, 512-974-2202	
Public Hearing:	Board of Adjustment, May 9th, 2011	
Elizabeth & Rox Covert		
Your Name (please print)	<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object	
1513 Hardouin Ave		
Your address(es) affected by this application	5-3-11	
 Signature		
Daytime Telephone:	(512) 459-5939	

Comments: Please approve it would enhance the neighborhood and everyone taking and safety leaves.

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 – 1512 Hardouin

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, May 9th, 2011

D. Michael Stewart

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your Name (please print)

1512 Hardouin Ave.

Your address(es) affected by this application

5/4/11

Date

Signature

(512) 517-3600

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 – 1512 Hardouin

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, May 9th, 2011

Susan T Langley

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your Name (please print)

2511 1/4 - Calum Dr

Your address(es) affected by this application

Susan T Langley

Date

Signature

4/27/11

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number:	C15-2011-0046 - 1512 Hardouin
Contact:	Susan Walker, 512-974-2202
Public Hearing:	Board of Adjustment, May 9th, 2011
<u>SUZY FIELDS</u>	
Your Name (Please print)	2515 Jacaratt Ave
Your address(es) affected by this application	
<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object	
Date	5-6-11
 Signature	
Denton Tinklers:	
512-750-0744	

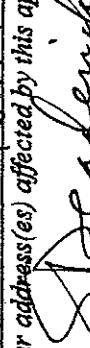
Comments: _____

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Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 - 1512 Hardouin			
Contact: Susan Walker, 512-974-2202			
Public Hearing: Board of Adjustment, May 9th, 2011			
PEGGY JEAN MUELLER <input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object			
Your Name (please print) JENN FORTUNE, L.P. 1506 HARDOUN AVENUE			
Your address(es) affected by this application REGGST Jean Mueller 5-1-2011			
Daytime Telephone: 512-477-4771		Signature	Date
		Comments:	
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>			

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Case Number: C15-2011-0046 - 1512 Hardouin	Contact: Susan Walker, 512-974-2202	Public Hearing: Board of Adjustment, May 9th, 2011
<p><u>Suzanne Deckerick</u></p> <p>Your Name (please print)</p>		<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
<p>2502 Harris Blvd.</p> <p>Your address(es) affected by this application</p>		 Signature
		5-8-11 Date
Daytime Telephone: 923-1414		

Comments:									
<p>If you use this form to comment, it may be returned to: City of Austin-Planning & Development Review Department/ 1st Floor Susan Walker P. O. Box 1088 Austin, TX 78767-8810</p>									

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Case Number:	C15-2011-0046 - 1512 Hardouin
Contact:	Susan Walker, 512-974-2202
Public Hearing Board of Adjustment, May 9th, 2011	
<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object	
Your Name (please print)	<u>TOM DANIEL</u>
<u>1412 6A STON AVENUE</u> <small>Your address(es) affected by this application</small>	
<u>Jean Daniel</u> <u>5/6/2011</u> <small>Signature Date</small>	
Daytime Telephone:	<u>512 771 3062</u>
Comments:	<u>THIS PROJECT will only</u> <u>improve THE NEIGHBORHOOD.</u> <u>PLEASE, PLEASE APPROVE THE</u> <u>KREISLE'S REQUEST. THANK you!</u>

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 - 1512 Hardouin	
Contact: Susan Walker, 512-974-2202	
Public Hearing: Board of Adjustment, May 9th, 2011	
<p><i>Fern Santini</i></p> <p>Your Name (please print)</p>	
<p>1412 E 4thridge Ave, Austin 78703</p> <p>Your address(es) affected by this application</p>	
<p><i>Fern Santini</i></p> <p>Daytime Telephone: <u>512-751-2197</u></p> <p>Comments:</p> <p>Please allow this</p>	<p>Signature</p> <p>Date</p> <p>4-8-11</p>
<p><input checked="" type="checkbox"/> I am in favor</p> <p><input type="checkbox"/> I object</p>	

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If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number:	C15-2011-0046 – 1512 Hardouin
Contact:	Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011	<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
Your Name (please print) Dari Ekel	
Your address(es) affected by this application 1505 Hardouin Ave.	

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

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Case Number:	C15-2011-0046 - 1512 Hardouin
Contact:	Susan Walker, 512-974-2202
Public Hearing:	Board of Adjustment, May 9th, 2011

<input type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Susan Walker
Your Name (please print)

1204 Chancery Avenue
Your address(es) affected by this application

Susan Walker
Signature

5.8.11
Date

Daytime Telephone: 512-477-21924

Comments:

Daytime Telephone: 512-816-1450

I am in favor or
I object
Mike Walker
1507 Woodlawn
Your address(es) affected by this application
Mike Walker
Signature
4/5/11
Date
Comments:
Mike Walker
Because it would
keep cars out of an already
over crowded street
Mike Walker

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

If you use this form to comment, it may be returned to:
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Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 – 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011

I am in favor
 I object

Your Name (please print)
Jeff Hart

Your address(es) affected by this application
1504 Hardouin

Signature


Daytime Telephone: 322-0011

Date
4/30/11

Comments:

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 – 1512 Hardouin

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, May 9th, 2011

I am in favor
 I object

Your Name (please print)
Suzanne Brown

Your address(es) affected by this application
1502 1/2 Arrowsnake Ave

Signature


Daytime Telephone: 907-793-1882

Date
4/30/11

Comments:

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 – 1512 Hardouin

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, May 9th, 2011

Ralph Ventrees

Your Name (please print)

2525 Harris Blvd.

Your address(es) affected by this application

Signature _____ Date _____

Daytime Telephone: _____

Comments: _____

**Form sent directly to
City of Austin**

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: 11-009353RA

ADDRESS 1512 Hardouin Ave

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

Kelly Cunninham

Your Name (please print)

2463 Jerry St

Your address(es) affected by this application

2/28/11

Date

Comments:

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Case Number: 11-009353RA

ADDRESS 1512 Hardouin Ave

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

Angela & Brad Hawley

Your Name (please print)

1402 Hardouin Ave,

Your address(es) affected by this application

Angela Hawley 2-28-11

Date

Comments:

I've seen the place
and they look great.
Can't wait to see the
addition to continue
helping our neighborhood
~~so~~ work more beautiful!

If you use this form to comment, it may be returned to:

City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-3810

If you use this form to comment, it may be returned to:

City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-3810

Previous Letters of Support for Project from RDDC Hearing

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2011-0046 - 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011
James & Patty Huffines
<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object
1602 Leigh
<i>Your address(es) affected by this application</i>

<i>Signature</i>	<i>Date</i>
Daytime Telephone:	_____
Comments:	_____

Form sent directly to
City of Austin

If you use this form to comment, it may be returned to:
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Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 - 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011
Ken McWilliams
<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object
2512 Harris Blvd.
<i>Your address(es) affected by this application</i>

<i>Signature</i>	<i>Date</i>
Daytime Telephone:	_____
Comments:	_____

Form sent directly to
City of Austin

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City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2011-0046 – 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011

Ken Mc Williams

Your Name (please print)

2514 Harris Blvd.

Your address(es) affected by this application

Signature _____ Date _____

Daytime Telephone: _____

Comments: _____

**Form sent directly to
City of Austin**

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2011-0046 – 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011

Ralph Ventrees

Your Name (please print)

2521 Harris Blvd.

Your address(es) affected by this application

Signature _____ Date _____

Daytime Telephone: _____

Comments: _____

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Case Number: 11-099353RA
ADDRESS 1512 Hardouin Ave
Contact: Sylvia Benavidez, 974-2522
Public Hearing: March 2, 2011
Residential Design and Compatibility Commission

HELEN T. WATKINS
Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

2414 Tarrant Ave
Your address(es) affected by this application
Helen Watkins 2-28-11
Signature Date

Comments: My husband & I heartily support this lovely addition to our neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 11-099353RA
ADDRESS 1512 Hardouin Ave
Contact: Sylvia Benavidez, 974-2522
Public Hearing: March 2, 2011
Residential Design and Compatibility Commission

Elizabeth Butcher-Sanger
Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

2612 1/2 Old Dodge Drive
Your address(es) affected by this application
Elizabeth Butcher-Sanger 2-28-11
Signature Date

Comments: The Trillium plan will enhance our lovely neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Previous Letters of Support for Project from RDDC Hearing

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<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Case Number: 11-009353RA
 ADDRESS 1512 Hardouin Ave
 Contact: Sylvia Benavidez, 974-2522
 Public Hearing: March 2, 2011
 Residential Design and Compatibility Commission

SUSAN MORREHEAD

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<p>Case Number: 11-009353RA ADDRESS 1512 Hardouin Ave Contact: Sylvia Benavidez, 971 Public Hearing: March 2, 2011 Residential Design and Compatibility Commission</p> <p>SUSAN MOREHEAD</p> <p>Your Name (please print): <u>2908 Hanley BLVD</u></p> <p>Your address(es) affected by this application <u>Sylvan Morehead</u></p> <p>Comments: _____</p>	<p><input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object</p> <p>Kevin Vadas</p> <p>Your Name (please print): <u>1413 Whistler Dr</u></p> <p>Your address(es) affected by this application <u>Kevin Vadas</u></p> <p>Comments: _____</p>
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City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

If you use this form to contact
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 11-009353RA
ADDRESS 1512 Hardouin Ave
Contact: Sylvia Benavidez, 974-2522
Public Hearing: March 2, 2011
Residential Design and Compatibility Commission

Susan Green

Your Name (please print)

I am in favor
 I object

2415 Pennerton Place

Your address(es) affected by this application

Susan N. Green

Date

Comments:

Your Name (please print)

Your address(es) affected by this application

Susan N. Green

Signature

3-1-11

Comments:

Great plans!

If you use this form to comment, it may be returned to:

City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Austin, TX 78767-8810

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ADDRESS 1512 Hardouin Ave
Contact: Sylvia Benavidez, 974-2522
Public Hearing: March 2, 2011
Residential Design and Compatibility Commission

RICHARD F. CRAIG

Your Name (please print)

1419 PRESTON AVE. 78703

Your address(es) affected by this application

Richard J. Craig

Signature

Date

Comments: *I think this is a great project
that should be approved!*

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<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Case Number: 11-009353RA
ADDRESS 1512 Hardouin Ave
Contact: Sylvia Benavidez, 974-2522
Public Hearing: March 2, 2011
Residential Design and Compatibility Commission

Cynthia D. Klutts

Your Name (please print)

1605 Preston Ave., Austin, Tx. 78703

Your address(es) affected by this application

Cynthia D. Klutts

Signature

Date

Comments: *I have run the plans for this
renovation and think when completed will
be an enhancement to the neighborhood.*

If you use this form to comment, it may be returned to:

City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 11-009353RA
ADDRESS 1512 Hardouin Ave
Contact: Sylvia Benavidez, 974-2522
Public Hearing: March 2, 2011
Residential Design and Compatibility Commission

Thomas G. Barton
Your Name (please print)

1407 Weather Ave.
Your address(es) affected by this application

Sylvia G. Barton 02/27/11
Signature Date

Comments:

Case Number: 11-009353RA
ADDRESS 1512 Hardouin Ave
Contact: Sylvia Benavidez, 974-2522
Public Hearing: March 2, 2011
Residential Design and Compatibility Commission

Camille Kress
Your Name (please print)

1400 Hardouin Avenue
Your address(es) affected by this application

Camille Kress Feb 28, 2011
Signature Date

Comments:

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Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 11-009353RA

ADDRESS 1512 Hardouin Ave

Contact: Sylvia Benavidez, 974-2522

Public Hearing: March 2, 2011

Residential Design and Compatibility Commission

Julie B. Postor

Your Name (please print)

1508 Hardouin Ave., Austin 78703

Your address(es) affected by this application

Juli B. Postor

2-22-11

Signature

Comments:

<input checked="" type="checkbox"/> I am in favor	<input type="checkbox"/> I object
Case Number: 11-009353RA	
ADDRESS 1512 Hardouin Ave	
Contact: Sylvia Benavidez, 974-2522	
Public Hearing: March 2, 2011	
Residential Design and Compatibility Commission	
<u>Lawrence C. Van Sickle</u>	
Your Name (please print)	
1500 Hardouin	
Your address(es) affected by this application	
<u>Lawrence C. Van Sickle</u>	
Signature	Date
2-22-2011	

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City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Previous Letters of Support for Project from RDDC Hearing

PUBLIC HEARING INFORMATION

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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Case Number: C15-2011-0046 – 1512 Hardouin

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, May 9th, 2011

Constance Voth

Your Name (please print)

1406 Preston Ave.

Your address(es) affected by this application

Connie M. Voth

Signature

Date

Daytime Telephone: *512-476-0433*

Comments: *This applicant sought & received a modification from the LDC on this property before the PDC in March 2011. This modification increased his F.O.R. from the May minimum allowable 40% to 45% per City Notice #2/13/11. Now he is requesting an additional 5% increase up to 50%. This would constitute a total FAR increase of 30%, if granted. This will be an unfair financial advantage for this homeowner.*

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Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

The balance of new construction in P.D.N.G. consists of 30' x 40' side setbacks - it is unfair to grant this homeowner an 30% increase.

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Case Number: C15-2011-0046 – 1512 Hardouin

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, May 9th, 2011

Parley Jeffries

Your Name (please print)

1602 Leigh St

Your address(es) affected by this application

Parley Jeffries

Signature

I am in favor
 I object

Date

Daytime Telephone: 512-431-5642

Comments:

In favor of proposal.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: C15-2011-0046 – 1512 Hardouin
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, May 9th, 2011

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your Name (Please print)
Ralph Martha Venchell

Your address(es) affected by this application

Signature
Ralph Martha Venchell

Date

Daytime Telephone: *512-472-2350*

Comments: _____

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Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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Case Number: C15-2011-0046 – 1512 Hardouin

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, May 9th, 2011

Kendall Meltziff, AIA S

Your Name (please print)

2514 Hardouin Blvd.

Your address(es) affected by this application

Kendall Meltziff, AIA S

Signature

Date

Daytime Telephone: _____

Comments: _____

4/29/11

Date

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City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

Walker, Susan

From: Candace Volz [mailto:cmcvolz@yahoo.com]
 To: Walker, Susan; Ramirez, Diana; Guermsey, Greg
 Subject: Case #C15-2011-0046
 Sent: Friday, May 06, 2011 3:46 PM
 Planning & Development Review Department-

I cannot attend the May 9th hearing for case #C15-2011-0046. This applicant sought and received from the RDCG in March, 2011 a modification from the LDC for 1512 Hardouin. This modification increased his F.A.R. from the maximum allowable 40% to 45% (47% per the City notice of 2/18/11).
 Now he is requesting an additional variance before the Board of Adjustment that would increase his total for 1512 Hardouin to 52% F.A.R. If granted, this will constitute a total F.A.R. increase of 30% for this property from the majority of whom are in compliance with the 40% max F.A.R. and the setbacks mandated by City zoning.
 Please help us protect the character and existing open space in our dense urban neighborhood. Deny this owner's request for an increase of 30% over the maximum allowable F.A.R. Thank you - Candace Volz

Candace Volz, ASID
 1105 W. 42nd St.
 Austin, TX 78756
 www.volzassociates.com
 OFF. 512-476-0433
 Fax 512-476-2198
 Cell 512-431-2797

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Case Number: C15-2011-0046 – 1512 Hardouin

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, May 9th, 2011

Janetts Wore

I am in favor
 I object

405 Woodridge Dr. 78703

ir Name (please print)
address(es) affected by this application

Danette Wore

5/5/11
Date

Signature

Daytime Telephone: 512 -479-4172

nments: I have no issues with
e changes proposed for
1512 Hardouin.

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Case Number: C15-2011-0046 – 1512 Hardouin

Contact: Susan Walker, 512-974-2202

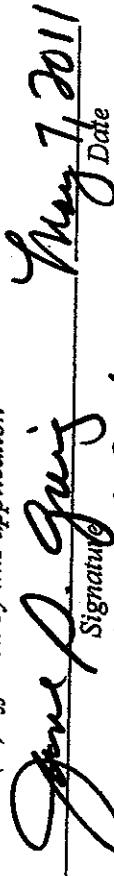
Public Hearing: Board of Adjustment, May 9th, 2011

JANE GREGIC

Your Name (please print)

2415 PENNSYLVANIA PLACE

Your address(es) affected by this application


Jane P. Gregic

Date

Daytime Telephone: 478-8904

Comments: The Kressle's addition
will only engage one
neighborhood.

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Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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